

BUILDINGS ORDINANCE (Chapter 123)  
(Section 35)

SERVICE OF ORDER

In accordance with the proviso to section 35 of the Buildings Ordinance, I append a copy of an order together with the available particulars of the person to whom it is addressed as detailed below:—

**BUILDINGS ORDINANCE (CAP. 123)**  
**Order by the Building Authority under section 24(1)**

Order No. :	C/TC/000673/23/NT	Office of the Building Authority
BD Ref. :	EB/9024/90/1/H06/Hse12(WIP)	Buildings Department Headquarters,
To :	Owner(s) of NO.12 CEDAR PATH (HOUSE TYPE C) PALM SPRINGS PHASE 1C YUEN LONG NEW TERRITORIES	North Tower, West Kowloon Government Offices, 11 Hoi Ting Road, Yau Ma Tei, Kowloon.
		Date : 3 March 2023

Owner(s) of the premises at: on (Lot Number)	NO.12 CEDAR PATH (HOUSE TYPE C) <u>PALM SPRINGS PHASE 1C YUEN LONG NEW TERRITORIES</u> <u>SECTION C OF LOT NO. 4750 IN D.D. 104</u>
--	---

1. In exercise of the powers vested in me under section 24(1) of the Buildings Ordinance, I hereby order you to :-

- (a) demolish the building works described under items (i) to (vi) below; and
- (b) reinstate the parts of the building so affected by the building works under items (i) to (vi) below in accordance with the plans approved by the Building Authority.
  - (i) Structure(s) erected on and over the top roof ;
  - (ii) A staircase erected on and over the roof leading and connecting to top roof ;
  - (iii) Structure(s) erected on and over the roof ;
  - (iv) Structure(s) erected on and over the yard on G/F at the rear ;
  - (v) Structure(s) erected on G/F at the front enclosing the carport ; and
  - (vi) Alteration of metal railing to glass barrier on 2/F flat roof at the front and the rear.
 (The locations of the building works described above are shown hatched-black on the plans annexed hereto, for the purpose of identification only.)

Adequate precautionary measures to ensure public safety should be provided prior to and during the course of works.

2. You are required to commence the works ordered by me in paragraph 1 above within **30** days and complete such works within **60** days of the date of this order, all to the satisfaction of the Building Authority.

3. For the said building works in paragraph 1 above:

- (a) Items (i) to (iv) and item (vi) have been carried out without having first obtained from me the approval of building plans and consent for the commencement of such building works required by section 14 of the Buildings Ordinance.
- (b) As a result of item (v), Regulation 41(1) of the Building (Planning) Regulations, which requires the building to be provided with such means of escape in case of emergency as required by the intended use of the building, has been contravened.

(WONG Sau-tak)  
Senior Structural Engineer  
for Building Authority

(This computer print-out is valid, no signature is required)

(\* delete whichever is inappropriate)

Note

- (1) Your attention is drawn to the provisions of sections 24(3), 24(4A) and 33 of the Buildings Ordinance.
- (2) Should you wish to appeal against my Order, you may give notice of appeal to the Secretary to the Appeal Tribunal (Buildings) and the notice should be received by the Secretary not later than 21 days after the date of this Order (Address: Rooms 1005-06, 10/F, Wing On Kowloon Centre, 345 Nathan Road, Kowloon, Hong Kong and the fax number is (852) 3579 4971). If you need further information, please refer to the covering letter together with a copy of this Order sent to you by registered mail or visit the Buildings Department's website ([www.bd.gov.hk](http://www.bd.gov.hk)).

BD 109a (Rev. 07/2022)

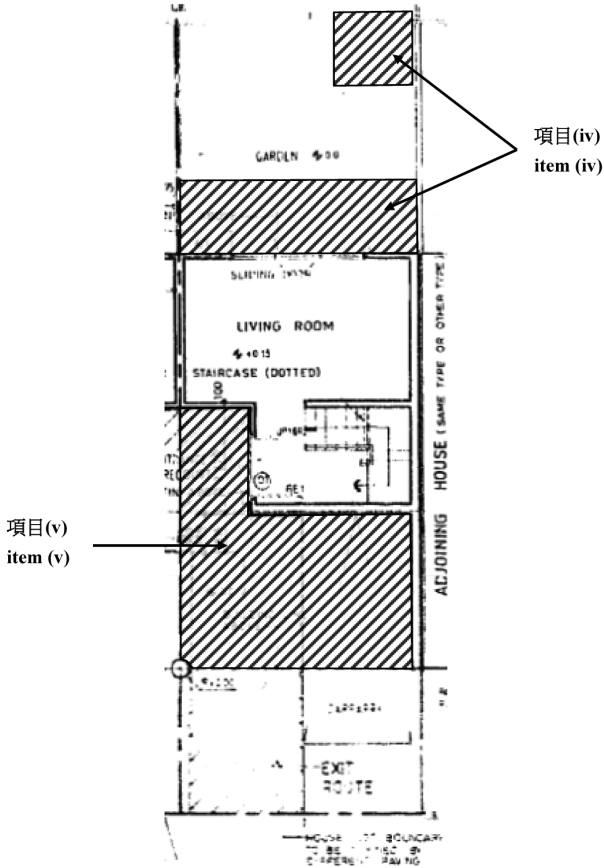
The original copy of this order was served by registered post addressed to the owner's registered address in the Land Registrar on its date of issue.

3 March 2023

CHAN Wai-tong *Chief Structural Engineer*  
for *Building Authority*

Plan Annexed to Order No. : C/TC/000673/23/NT  
此圖則附連於命令編號  
BD Ref. : EB/9024/90/1/H06/Hse12(WIP)  
檔案編號

Premises at NO.12 CEDAR PATH (HOUSE TYPE C)  
處所即位於 PALM SPRINGS PHASE 1C YUEN LONG NEW TERRITORIES  
on (Lot Number) (中文地址只供參考：新界元朗加州花園第1C期金松徑12號(C類型屋))  
(地段號碼) SECTION C OF LOT NO. 4750 IN D.D. 104



**G/F Plan (地下平面圖)**

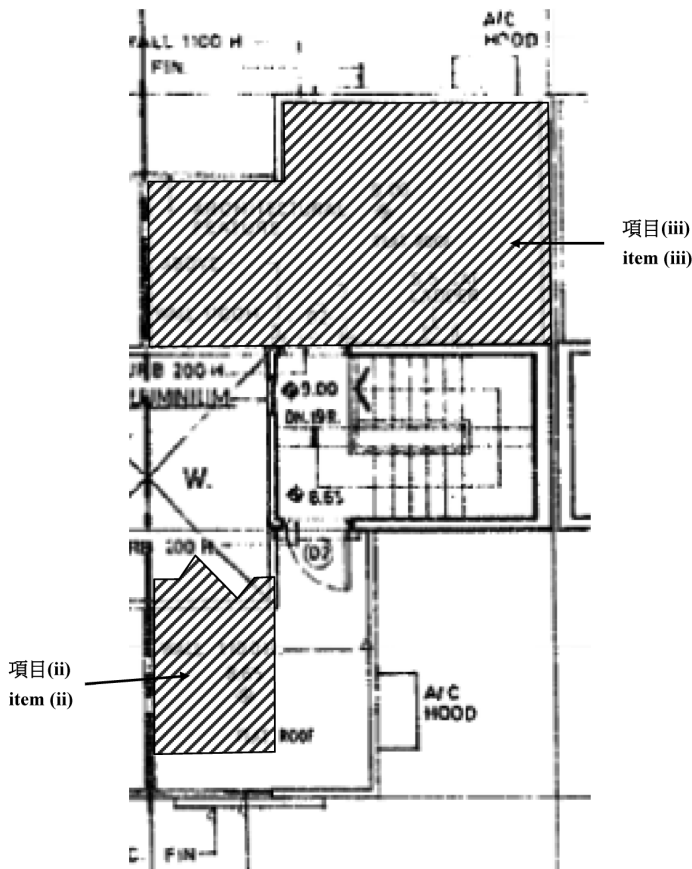
命令中所述建築工程的位置在此圖則上以黑影線及項目編號標示，以資識別。本圖則不是按比例繪製。  
The location(s) of the building works described in the Order is shown hatched-black on this plan with item number(s), for the purpose of identification only. The plan is not drawn to scale.

BD 109\_annex plan (07/2022)



Plan Annexed to Order No. : C/TC/000673/23/NT  
此圖則附連於命令編號  
BD Ref. : EB/9024/90/1/H06/Hse12(WIP)  
檔案編號

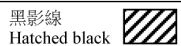
Premises at NO.12 CEDAR PATH (HOUSE TYPE C)  
PALM SPRINGS PHASE 1C YUEN LONG NEW TERRITORIES  
處所即位於 (中文地址只供參考：新界元朗加州花園第1C期金松徑12號(C類型屋))  
on (Lot Number)  
(地段號碼) SECTION C OF LOT NO. 4750 IN D.D. 104



**Roof Plan (天台平面圖)**

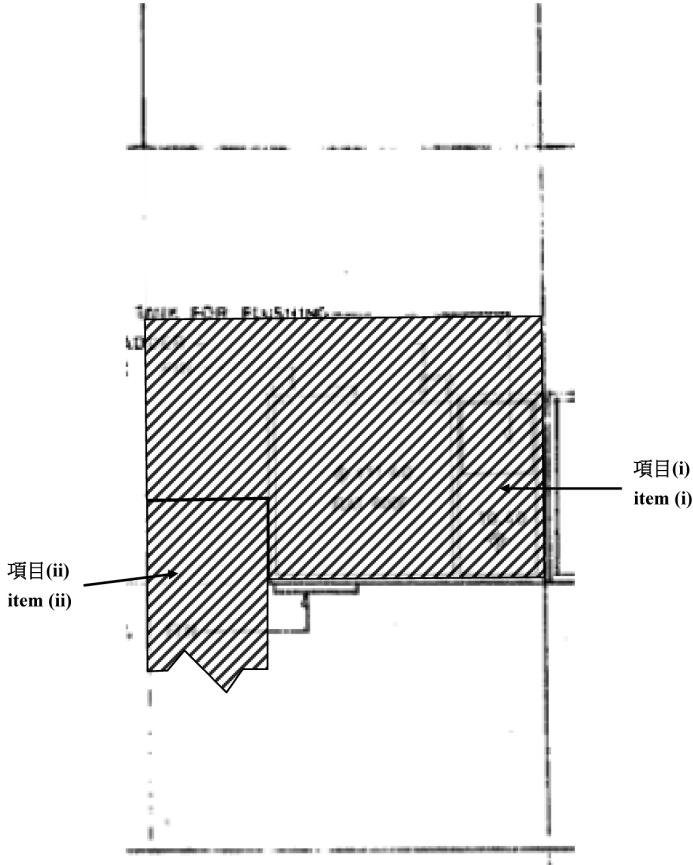
命令中所述建築工程的位置在此圖則上以黑影線及項目編號標示，以資識別。本圖則不是按比例繪製。  
The location(s) of the building works described in the Order is shown hatched-black on this plan with item number(s), for the purpose of identification only. The plan is not drawn to scale.

BD 109\_annex plan (07/2022)



Plan Annexed to Order No. : C/TC/000673/23/NT  
此圖則附連於命令編號  
BD Ref. : EB/9024/90/1/H06/Hse12(WIP)  
檔案編號

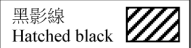
Premises at NO.12 CEDAR PATH (HOUSE TYPE C)  
PALM SPRINGS PHASE 1C YUEN LONG NEW TERRITORIES  
處所即位於 (中文地址只供參考：新界元朗加州花園第1C期金松徑12號(C類型屋))  
on (Lot Number)  
(地段號碼) SECTION C OF LOT NO. 4750 IN D.D. 104



**Top Roof Plan (頂層天台平面圖)**

命令中所述建築工程的位置在此圖則上以黑影線及項目編號標示，以資識別。本圖則不是按比例繪製。  
The location(s) of the building works described in the Order is shown hatched-black on this plan with item number(s), for the purpose of identification only. The plan is not drawn to scale.

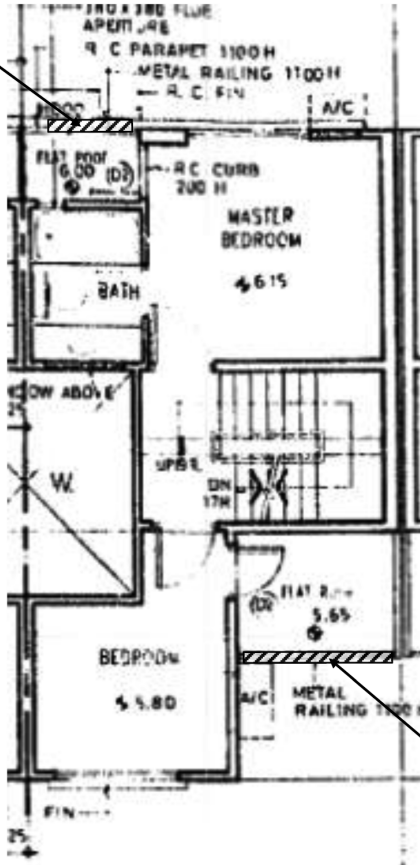
BD 109\_annex plan (07/2022)



Plan Annexed to Order No. : C/TC/000673/23/NT  
 此圖則附連於命令編號  
 BD Ref. : EB/9024/90/1/H06/Hsc12(WIP)  
 檔案編號

Premises at NO.12 CEDAR PATH (HOUSE TYPE C)  
 PALM SPRINGS PHASE 1C YUEN LONG NEW TERRITORIES  
 處所即位於 (中文地址只供參考：新界元朗加州花園第1C期金松徑12號(C類型屋))  
 on (Lot Number)  
 (地段號碼) SECTION C OF LOT NO. 4750 IN D.D. 104

項目(vi)  
 item (vi)



項目(vi)  
 item (vi)

**2/F Plan (2字樓平面圖)**

命令中所述建築工程的位置在此圖則上以黑影線及項目編號標示，以資識別。本圖則不是按比例繪製。  
 The location(s) of the building works described in the Order is shown hatched-black on this plan with item number(s), for the purpose of identification only. The plan is not drawn to scale.

